

TOWN OF HAMPDEN MASSACHUSETTS

Town House

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Joanne Fiore, Planning Coordinator



Planning Board

Madison Pixley, Chair
Christina Brodeur
Patrick Coyne
David Demers
David Berson

Associate Member, Joe Sibia

MINUTES OF THE HAMPDEN PLANNING BOARD

Regular Meeting – October 22, 2025

Town House Auditorium

APPROVED 12/17/2025

In Attendance: Madison Pixley, Chair
Christina Brodeur
Patrick Coyne
David Demers
David Berson

General:

Call to Order – Madison Pixley opened the Regular Board Meeting at 6:30 PM.

Mail -

Bills -

Review/Approve Meeting Minutes – David Berson made a motion to approve the September 24, 2025 Regular Board Meeting Minutes. Christina Brodeur seconded the motion. All in favor so approved

Agenda

1) Discussion – Reformatting the Zoning Bylaw

Pat Coyne discussed with the Board reformatting the Zoning Bylaw. He would like to form a committee to work on this project that would consist of 4-5 residents along with a Board Member. Pat will look into this further to see if there are any possible grants available and report back to the Board at their next meeting.

2) Discussion with Russ Morton Regarding Parcel 08-020-001 South Road

Russ Morton discussed with the Board the Special Permit granted for Parcel 08-020-001 on South Road owned by Sherry Himelstein and Kenneth Bernstein. He was questioning what the process would be if he purchased and subdivided 8 acres from the remaining 81.02 acres that makes up the estate lot. The Board indicated an ANR would have to be submitted, and the special permit granted for the substandard lot would have to be amended. Mr. Morton will come back to meet with the Board if he decides to proceed with the purchase.

Christina Brodeur made a motion to adjourn at 7:05 PM. Pat Coyne seconded the motion. All in favor so adjourned (5-0).

Submitted by Joanne Fiore, Planning Coordinator

cc: Assessor's Office
Building Dept
Conservation Commission
Highway Dept.
Moderator
Selectboard
Zoning Board of Appeals
Office File